

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
NOVEMBER 9, 2010

**TIME:** 6:00 P.M.

**PLACE:** Conference Room, Morris Mews Senior Citizen Complex, West Hanover Avenue and Ketch Road, Morris Township, New Jersey

**CALL TO ORDER:** Chairman Schramm called the meeting to order at 6:00 P.M.

**ROLL CALL:** Chairman Schramm requested that the roll be called.

**PRESENT**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli  
Vice Chairman Hall  
Chairman Schramm

**ABSENT**

Commissioner Tappen

**Also attending meeting:**

Roberta L. Strater, Executive Director  
Lucille Favale, Deputy Executive Director  
Douglas Henshaw, Porzio, Bromberg & Newman, P.C.

**Chairman Schramm read adequate notice to the public.**

I hereby announce and state that adequate notice of this meeting being held on this ninth day of November, 2010 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6et. seq. "Open Public Meetings Act."

**Minutes** – A motion was made by Commissioner Denecke and seconded by Commissioner Koldewyn approving the minutes of October 12, 2010. The following votes were cast:

**AYES**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli  
Vice Chairman Hall  
Chairman Schramm

**ABSTAIN**

**NAYS**

Chairman Schramm declared said motion carried.

**Executive Session Minutes** – A motion was made Commissioner Koldewyn and seconded by Commissioner Ricciardelli approving the executive session minutes of October 12, 2010. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Vice Chairman Hall		
Chairman Schramm		

**Schedule of Warrants** – A motion was made by Commissioner Denecke and seconded by Commissioner Koldewyn Approving the Schedule of Warrants for November 9, 2010. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Vice Chairman Hall		
Chairman Schramm		

Chairman Schramm declared said motion carried.

**Resolution 2010 – 34** – A motion was made by Commissioner Denecke and seconded by Vice Chairman Hall Awarding the Architectural Contract for the Replacement of Bathrooms and Apartment Self-Contained Unit Ventilators at the Day Care and Community Room at Peer Place. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Vice Chairman Hall		
Chairman Schramm		

Chairman Schramm declared said motion carried.

**Resolution 2010 – 35** – A motion was made by Commissioner Denecke and seconded by Commissioner Koldewyn Appointing Accounting Firm of **Polcari & Company** for 2011. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli  
Vice Chairman Hall  
Chairman Schramm

Chairman Schramm declared said motion carried.

**Resolution 2010 – 36** – A motion was made by Commissioner Koldewyn seconded by Commissioner Dolan Appointing Attorney, **Porzio Bromberg & Newman, P.C.** for 2011. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli  
Vice Chairman Hall  
Chairman Schramm

Chairman Schramm declared said motion carried.

**Resolution 2010 – 37** – A motion was made by Commissioner Denecke seconded by Commissioner Dolan Appointing Auditor, **Hymanson, Parnes & Giampaolo** for 2011. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli  
Vice Chairman Hall  
Chairman Schramm

Chairman Schramm declared said motion carried.

**Resolution 2010 – 38** – A motion was made Commissioner Dolan and seconded by Vice Chairman Hall Awarding the Contract for the Sprinkler System and Fire Hydrant Inspections and Testing for All Housing Authority Properties to **Oliver Sprinkler Company**. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli



Vice Chairman Hall  
Chairman Schramm

Chairman Schramm declared said motion carried.

**Resolution 2010 – 39** –A motion was made Commissioner Dolan and seconded by Commissioner Denecke Awarding Elevator Maintenance for India Brook Village, Pleasant View Village, Morris Mews and Congregate Living Facility to **Statewide Elevator, LLC**. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Vice Chairman Hall		
Chairman Schramm		

Chairman Schramm declared said motion carried.

A motion was made by Commissioner Dolan and seconded by Commissioner Denecke to go into Executive Session at 6:15PM. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Vice Chairman Hall		
Chairman Schramm		

Chairman Schramm declared said motion carried.

**Morris County Affordable Housing Corporation**

**Peer Place**

We met with Morris Habitat for Humanity to discuss the agreement. Mr. Henshaw informed the Board that we reviewed about 40 changes that were agreed upon by both parties. The Agreement has to be filed with NJDCA.

We will not start construction until April 2011 due to the weather conditions.

**Willow Street**

November 10, 2010 from 3pm-5pm is the dedication of the units.

**Netcong**

We are looking at this property. Ms. Strater contacted Ms. Laureys about this property and waiting for a response.

**New Business**

December meeting – December 14, 2010 will be held at Café NaVona, Rt. 46, Rockaway, NJ.

**Old Business**

None.

A motion was made by Commissioner Dolan and seconded by Commissioner Denecke to go into Executive Session at 6:15 PM to discuss possible legal action concerning a contract. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli  
Vice-Chairman Hall  
Chairman Schramm

Chairman Schramm declared said motion carried.

Executive Session adjourned at 6:25 PM.

Regular Meeting adjourned at 6:26 PM.



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Roberta L. Strater, Director/Secretary

12/14/10  
Date Adopted

# HOUSING AUTHORITY OF THE COUNTY OF MORRIS

November 9, 2010

## EXECUTIVE SESSION

Ms. Strater informed the Board on the report by Ken Karle of LAN Associates. Mr. Karle reviewed the HardiePlank siding installation at Pleasant View Village. His observations revealed that the distortions seen are consistent with irregular framing and especially the phenomenon of rim-joist shrinkage, which occurs between floors. He also provided us with three options. First option is to continue to hold funds in escrow, second request additional warranty for installation and water tightness and third request contractor to bring a representative from HardiePlank to review the installation.

Mr. Henshaw stated that we are planning to ask the contractor for an extended warranty and to receive a credit. Mr. Henshaw did not have a credit figure at this time.

The Board also requested a letter be written to Mr. Leo Aparri of Aparri Engineering, notifying him that we will not make final payment to his firm.

The minutes of this closed session will be made public promptly upon the conclusion of the dispute and resulting litigation, if any, and the expiration of any applicable appeal periods.

A motion was made by Commissioner Dolan and second by Commissioner Denecke to adjourn from the Executive Session at 6:25 PM. The following votes were cast:

### AYES

### ABSTAIN

### NAYS

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli  
Vice Chairman Hall  
Chairman Schramm

Chairman Schramm declared said motion carried.